



LUMPKIN COUNTY Planning Commission

Regular Meeting Minutes

**342 Courthouse Hill
Dahlonega, GA 30533**

**December 8, 2025
5:30 PM**

Members Present: Robin Hall, Chris Adams, David Woodward, Barbara Bosanko, Trevor Eudy

Staff Present: Vanessa McGrath, Martin Durand

CALL TO ORDER

David Woodward called the meeting to order at 5:32 p.m. and read the Procedures for Meeting Announcement.

CONSIDERATION OF AGENDA

Chris Adams made a motion to approve the agenda as presented.

Second by Robin Hall.

All members present voted in favor. Motion passed.

APPROVAL OF MINUTES

1. Robin Hall made a motion to approve the November 10, 2025, Regular Meeting minutes as presented.

Second by Chris Adams.

All members present voted in favor. Motion passed.

NEW BUSINESS

2. **Class II Subdivision final plat approval of Old Lapping Estates, a 7-lot subdivision located off of Old Lapping Road, Tax Parcels 065-008 and 065-361, and is within the Commerce Corridor Character Area.**

Vanessa McGrath stated the applicant submitting a final plat for a Class II subdivision titled Old Lapping Estates located off Old Lapping Road on Tax Parcel 065-008 and 068-361 and within the Commerce Corridor Area Character Area. The applicant is requesting 7 subdivision lots (keep within the Class II criteria of no more than 9 lots). Each lot shown has a min of 1 acre with the required setbacks. All lots will be on individual wells and served by individual septic. The private road meets the requirements for a Class II subdivision. The Plat meets all the requirements set out in Section 26-61 Class II Subdivision and Article VI Final Plats.

Rick Hayes spoke on the project saying it was a simple 7 lot subdivision.

Public Hearing was open and closed with no comments.

Robin Hall asked about the road agreement. Martin Durand stated the agreement was

within the Board Packet and was in order.

David Woodward asked about the Environmental Review. Mr. Hayes stated he had spoke with Environmental and there was just some note locations on the plat that needed to be correct. They should be able to do that with the week.

Robin Hall stated he was not happy with the ambiguous nature of having residential within the Commercial Corridor.

Robin Hall made a motion to approve the request as presented.

Second by Trevor Eudy

All members present voted in favor.

Motion passed unanimously.

3. Class II Subdivision final plat approval of Foothill Estates, a 5-lot subdivision at 5743 Dawsonville Hwy, Tax Parcel 022-059, and is within the Rural Places Character Area.

Vanessa stated the applicant submitting a final plat for a Class II subdivision titled Foothill Estates located at 5743 Dawsonville Hwy on Tax Parcel 022-059 and within the Rural Places Character Area. The applicant is requesting 5 subdivision lots (keep within the Class II criteria of no more than 9 lots). Each lot shown has a min of 4 acre with the required setbacks. All lots will be on individual well and will be served by individual septic. The private road meets the requirements for a Class II subdivision. The Plat meets all the requirements set out in Section 26-61 Class II Subdivision and Article VI Final Plats.

Mike Scully stated he wants to do the final plat. He stated the Road Maintenance agreement is needed and he will get it together before the recording.

Public Hearing was open and closed with no comments.

Robin Hall made a motion to approve the plat with the condition of a Road Maintenance Agreement, reviewed and approved by the Planning Department.

Second by Chris Adams

All members present voted in favor with the condition.

Motion was approved with the condition of a Road Maintenance approved by the Planning Department being recorded with the plat.

4. Class II Subdivision final plat approval off Dry Hollow Road, a 4-lot subdivision, Tax Parcel 096-193, and is within the Residential Growth Character Area.

David Woodward recused himself since he has property close to this site.

Chris Adams stepped up to the Chairman position for this case.

Vanessa stated the applicant submitting as a final plat for a Class II subdivision titled Dry Hollow Road located on Dry Hollow Road on Tax Parcel 096-193 and within the Residential Growth Character Area. The applicant is requesting 4 subdivision lots (keep within the Class II criteria of no more than 9 lots). Each lot shown has a min of 1 acre with the required setbacks. All lots will be on individual wells and all lots will be served by individual

septic. The Plat meets all the requirements set out in Section 26-61 Class II Subdivision and Article VI Final Plats.

Public Hearing was open and closed with no comments.

Robin Hall stated that the drive ways are not shown on the plat and it is missing setbacks also. Another concern was that Environmental has not signed off on the plat and they could be approving unbuildable lots. He stated he thinks the plat needed to be denied.

Payton Anderson ask the Planning Commission to table the case and allow them to correct the plat and bring it back to the January meeting.

Martin Durand stated that Environment will not approve a plat with only 4 lots that is not considered a subdivision in their requirements.

Robin Hall stated this highlights the need to change the ordinance.

Barbara Bosanko made a motion to table the request till the January meeting.

Second by Trevor Eudy

Barbara Bosanko, Trevor Eudy and Chris Adams voted for the motion. Robin Hall voted against the motion

Motion was approved to table the item till January.

5. Class III Subdivision final plat approval of Magnolia at Belle's Landing located off Old Leathersford Road, Tax Parcel 098-168, and is within the Residential Growth Character Area, a 14-lot subdivision.

Vanessa stated the applicant submitting a final plat for a Class III subdivision titled Magnola at Belle's Landing located off Old Leathersford Road on Tax Parcel 096-168; within the Residential Growth Character Area. The applicant is requesting 14 subdivision lots. Each lot shown has a min of 1 acre with the required setbacks. All lots will be on a community water system but will be served by individual septic. The road meets the requirements of a county road and will go to the Board of Commissioners for acceptance.

Payton Anderson stated the final plat is done; the road is in and grass is growing. Michelle wants to correct some of the wording on the plat. The water system is in and the paper work has been submitted.

Public Hearing was open and closed with no comments.

Robin Hall asked what happens if the County does not accept the road.

Vanessa McGrath stated the road meets all of the requirements and has letters from the public works and fire departments stating the county should accept it.

Chris Adams asked what was needed for Environmental?

Mr. Anderson stated that it was some labeling on the plat needed to be corrected.

Robin Hall made a motion to approve with the correction for the Health Department.
Second by Travor Eudy

Motion passed unanimously.

Payton asked to speak to the Planning Commission. He would like to see the ordinance change to remove the requirement for the final plats like the one heard at Magnolia. The time line is long for something that has to be approved.

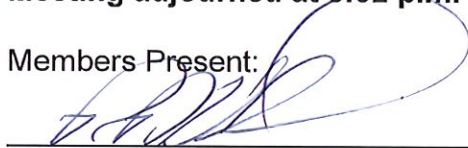
Barbara wants that to be reviewed.

ADJOURN

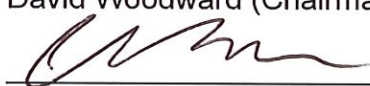
Barbara Bosanko made a motion to adjourn.
Seconded by Chris Adams.
Motion passed unanimously.

Meeting adjourned at 6:02 p.m.

Members Present:



David Woodward (Chairman)



Chris Adams (Vice Chairman)



Trevor Eudy

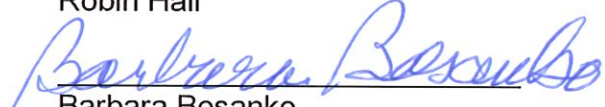
Mireya Eavey



Danny Clark



Robin Hall



Barbara Bosanko